

AGENDA
CITY OF GRAPEVINE
BOARD OF ZONING ADJUSTMENT MEETING
MONDAY, MAY 4, 2020, 6:00
CITY HALL COUNCIL CHAMBERS, 2ND FLOOR
SECOND FLOOR – CITY HALL
200 SOUTH MAIN STREET
GRAPEVINE, TEXAS 76051

In accordance with Orders of the Office of the Governor of the State of Texas, the Grapevine Board of Zoning Adjustment will conduct the meeting scheduled at 6:00 pm on May 4, 2020 in the Council Chambers at 200 South Main Street, by telephone conference in order to advance the public health goal of limiting face-to-face meetings (also called “social distancing”) to slow the spread of the Coronavirus (COVID-19). The Board Members of Board of Zoning Adjustment may attend this meeting in person.

There will be no public access to the location described above.

This supplemental written notice, the meeting agenda, and the agenda packet are posted online at www.grapevinetexas.gov.

The public toll-free dial-in number to participate in the telephonic meeting is 1-210-469-4097. The audio conference PIN is 464 172 794#.

The public will be permitted to offer public comments telephonically as provided by the agenda and as permitted by the presiding officer during the meeting. Starting at 5:00 pm on Sunday, May 3, citizens can submit a Citizen Appearance request form from the City’s website at <https://www.grapevinetexas.gov/89/Agendas-Minutes>. During the meeting, the names of those that have submitted a form will be called on to speak in the order the forms were received. The deadline to submit request will be 5:00 pm on Monday May 4, 2020.

A recording of the telephonic meeting will be made, and will be available to the public in accordance with the Open Meetings Act upon written request.

1. Call to Order
2. Roll Call

BRIEFING SESSION

3. Board of Zoning Adjustment to conduct a briefing session to discuss items scheduled to be heard in the May 4, 2020 public hearing.

CITIZEN COMMENTS

4. Any person who is not scheduled on the agenda may address the Board under Citizen Comments or on any other agenda item by completing a Citizen Appearance Request form with the staff. A member of the public may address the Board regarding an item on the agenda either before or during the Board's consideration of the item, upon being recognized by the Chairman or upon the consent of the Board. In accordance with the Texas Open Meetings Act, the Board is restricted in discussing or taking action during Citizen Comments.

PUBLIC HEARING

5. Board of Zoning Adjustment to conduct a public hearing relative to Board of Zoning Adjustment Case BZA20-03 submitted by Sam Messina for property located at 948 Meadowbrook Drive and consideration of same.

NEW BUSINESS

6. Board of Zoning Adjustment to consider the minutes of the April 6, 2020 meeting and take any necessary action.

ADJOURNMENT

In accordance with the Open Meetings Law, Texas Government Code, Chapter 551, I hereby certify that the above agenda was posted on the official bulletin boards at Grapevine City Hall, 200 South Main Street and on the City's website on April 30, 2020 by 5:00 p.m.


ALBERT TRIPLETT
PLANNER II

MEMORANDUM

DEVELOPMENT SERVICES

MEMO TO: BOARD OF ZONING ADJUSTMENT

FROM: SCOTT WILLIAMS, DIRECTOR DEVELOPMENT SERVICES \
BUILDING OFFICIAL
RON STOMBAUGH, ASSISTANT DIRECTOR OF DEVELOPMENT
SERVICES
ALBERT L. TRIPLETT JR, PLANNER II

SUBJECT: BOARD OF ZONING ADJUSTMENT CASE #BZA20-03
948 MEADOWBROOK DRIVE

MEETING DATE: **MONDAY, MAY 4, 2020**

RECOMMENDATION:

Staff recommends the Board of Zoning Adjustment **approve** the following special exception to the Grapevine Comprehensive Zoning Ordinance 82-73 for property located at 948 Meadowbrook Drive, Lot 16A, Block E, Brookhollow Estates, Second Section as follows:

Section 42.C.3, Supplementary District Regulations, Accessory Buildings requires accessory buildings in a residential district be located on the rear one-half of the lot and at least 10-feet from any dwelling or building.

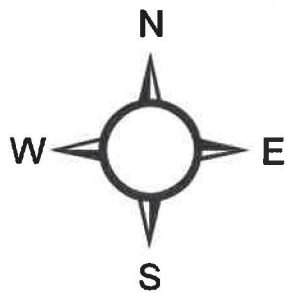
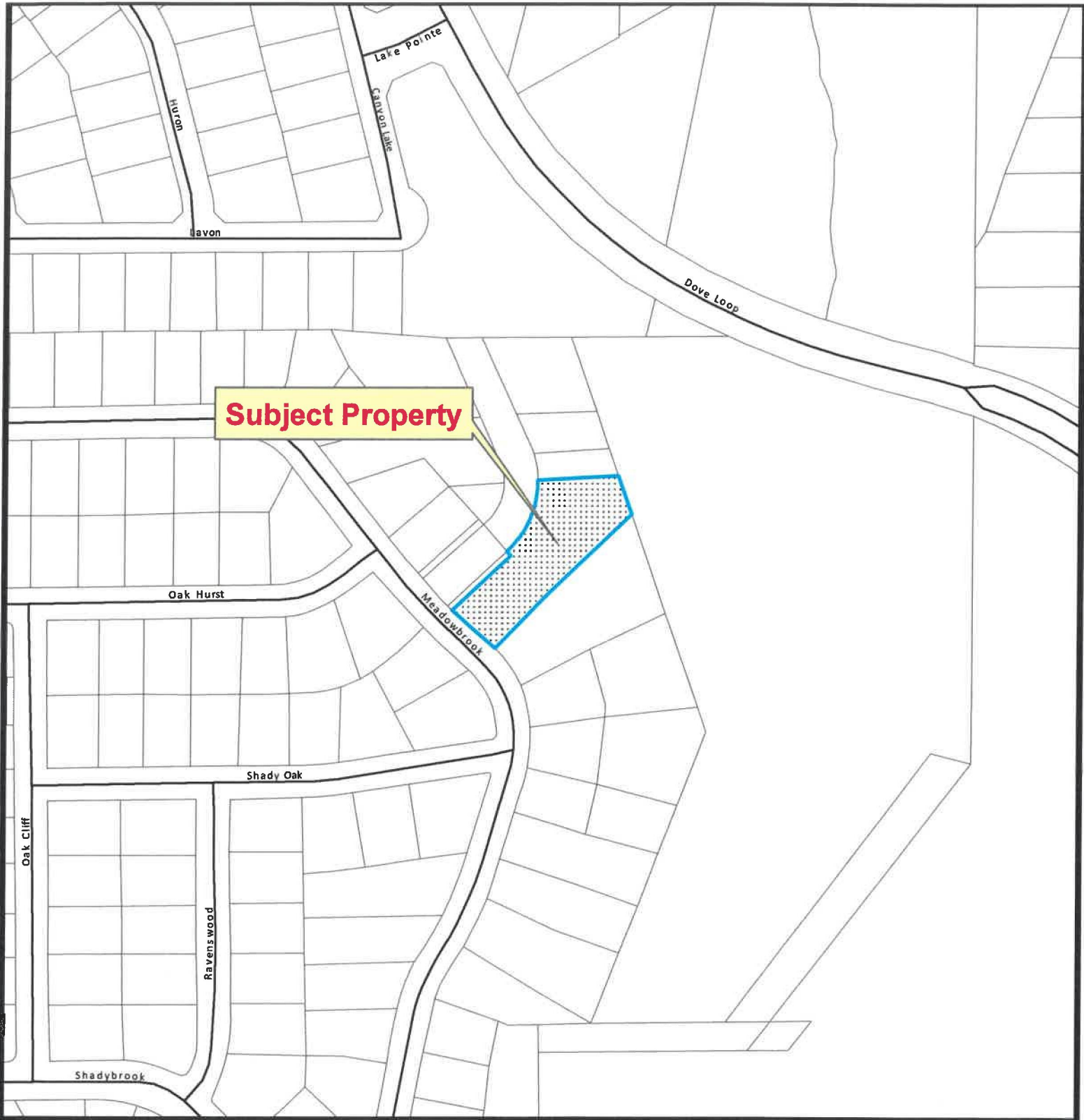
The applicant is requesting a special exception to allow construction of an accessory structure to be used as a garage to be located in the front one-half of the lot as shown on the plot plan.

SPECIAL CONDITION:

Staff finds a special condition exists for the requested special exception. Specifically, requiring placement of a detached garage in the rear yard is impractical because of the location of the dwelling and due to an existing flowage easement throughout most of the rear yard.

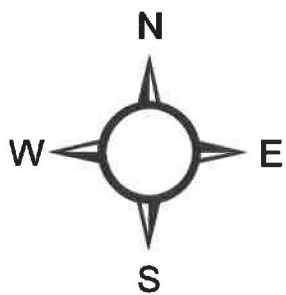
BACKGROUND INFORMATION:

The existing dwelling was built in 1969 and a plat approved in December 2019 expanded the subject site from approximately 8,030 sq. ft. to 2.76 acres. The 800 sq. ft. detached garage will meet all other ordinance requirements. The application was submitted by property owner Sam Messina.



BZA20-03
948 MEADOWBROOK DR

1 inch = 200 feet



1 inch = 60 feet

BZA20-03
948 MEADOWBROOK DR

APR 06 2024

BZA 20-03
20-1249

CITY OF GRAPEVINE BOARD OF ZONING ADJUSTMENT APPLICATION

1. **APPLICANT:**

NAME: SAM MESSINA
ADDRESS: 948 MEADOWBROOK DR
CITY/STATE: GRAPEVINE TX. ZIP: 76051
HOME: 817 880 4751 WORK: 817 481 2721 MOBILE: _____
FAX: _____ E-MAIL: MESSINA.LAMIA^{AT}9MAIL.COM

2. **PROPERTY OWNER(S):**

NAME: SAM + LEE ANNE MESSINA
ADDRESS: 948 MEADOWBROOK
CITY/STATE: GRAPEVINE, TX ZIP: 76051
HOME: 817 880 4751 WORK: 817 481 2721 FAX: _____

3. **LEGAL DESCRIPTION (SUBJECT PROPERTY):**

STREET ADDRESS, LOT, BLOCK AND SUBDIVISION NAME OF THE SUBJECT PROPERTY:
(Please attach Survey of the Subject Property)

ADDRESS: 948 MEADOWBROOK
LOT: 16 BLOCK: E SUB-DIVISION: BROOKHOLLOW ESTATES

4. **LIST THE PERTINENT SECTION(S) OF THE ZONING ORDINANCE AND INDICATE THE SPECIFIC VARIANCE AMOUNTS BEING REQUESTED. IF NECESSARY USE A SEPARATE SHEET:**

Section 42.C.3, Supplementary District Regulations, Accessory Buildings requires accessory buildings in a residential district be located on the rear one-half of the lot and at least 10-feet from any dwelling or building.

5. STATE THE GROUNDS FOR THE REQUEST AND DETAIL ANY SPECIAL CONDITIONS WHICH CAUSE HARDSHIPS THAT IN YOUR OPINION JUSTIFY THE VARIANCE(S) OR SPECIAL EXCEPTION(S) YOU ARE REQUESTING. EXAMPLES OF SPECIAL CONDITIONS ARE: HILLS, VALLEYS, CREEKS, POWER POLES, ELEVATIONS, IRREGULAR LOT OR TRACT SHAPES, ETC. THE BOARD OF ZONING ADJUSTMENT MUST DETERMINE A SPECIAL CONDITION OR CONDITIONS EXIST(S) BEFORE MAKING A MOTION TO APPROVE A REQUEST. IF IT IS DETERMINED THAT NO SPECIAL CONDITION EXISTS, THE MOTION MUST BE TO DENY THE REQUEST.

I HAVE A LARGE AREA NEXT TO THE HOUSE WHICH IS A GOOD AREA FOR A GARAGE. IF THE BUILDING IS SET BEHIND THE HOUSE TO MEET CODE, IT WOULD LIE IN GRAPEVINE LAKE FLOOD PLAIN.

6. EXPLAIN ANY UNIQUE CIRCUMSTANCES, IF APPLICABLE, NOT CONSIDERED BY THE ZONING ORDINANCE. EXAMPLES: (1) IF THE GRAPEVINE CITY COUNCIL APPROVED A PLAT PRIOR TO PRESENT ZONING ORDINANCE REQUIREMENTS; OR (2) THE ORDINANCE WAS AMENDED OR A POLICY CHANGE WAS ADOPTED AFTER INITIATION OF THE PLANS CHECK PROCESS FOR A BUILDING PERMIT OR OTHER PHASE OF THE DEVELOPMENT PROCESS.

7. ATTACH A DETAILED DIAGRAM OF THE SITE DRAWN TO SCALE, AND ANY OTHER DRAWINGS OR PHOTOGRAPHS NECESSARY TO HELP EXPLAIN THE CASE TO THE BOARD. SHOW ON THE DIAGRAM ALL EASEMENTS, BUILDING LINES, ENCROACHMENTS, AND THE VARIANCE(S) REQUESTED. THE REQUESTED VARIANCE(S) SHOULD BE QUANTIFIED BY AN APPROPRIATE MEASUREMENT (DISTANCE, PERCENTAGE, ETC.)

THE DEVELOPMENT SERVICES STAFF WILL DETERMINE THE AGENDA FOR EACH OF THE PUBLIC HEARING DATES. BASED ON THE SIZE OF THE AGENDA, YOUR APPLICATION MAY BE RESCHEDULED TO A LATER DATE.

APPLICANT (PRINT) SAM, MESSINA

APPLICANT SIGNATURE Sam Messina

OWNER (PRINT) SAM MESSINA

OWNER SIGNATURE Sam Messina

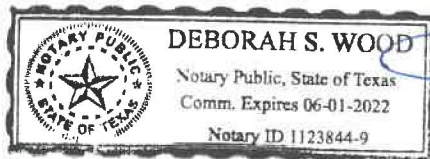
The State of Texas

County of Tarrant

Before me Deborah S. Wood
SAM MESSINA on this day personally appeared
Sam Messina known to me (or proved to me on the oath of
or through Texas DL (description of
identity card or other document) to be the person whose name is subscribed to the foregoing instrument
and acknowledged to me that he executed the same for the purposes and consideration therein
expressed.

Given under my hand and seal of office this 3rd day of April, A.D. 2020.

SEAL



Deborah S. Wood
Notary Signature

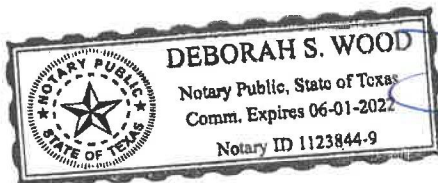
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Given under my hand and seal of office this 3rd day of April, A.D. 2020.

SEAL



Deborah S. Wood
Notary Signature

requirements by the end of the six-month period shall result in cancellation of the certificate of occupancy without the necessity of further notice.

C. ACCESSORY BUILDINGS:

1. An accessory building not exceeding one story in height may occupy not more than sixty (60) percent of a minimum required rear yard.
2. An accessory building exceeding one story or more in height may occupy not more than forty (40) percent of a minimum required rear yard.
3. An accessory building attached to the main building shall be made structurally a part and have a common wall with the main building and shall comply in all respects with the requirements of this Ordinance applicable to the main building. Unless so attached, an accessory building in a residential district shall be located on the rear one-half of the lot and at least ten (10) feet from any dwelling or building existing or under construction on the same lot or any adjacent lot. In all residential districts, a building or structure attached to the principal building or structure by only a breezeway having a maximum width of six (6) feet shall be considered as being a detached accessory building or structure. No accessory building shall be located nearer than three (3) feet to any side or rear lot line. In the case of a corner lot, no accessory building shall be located within any side yard required on the street side. A garage, detached from the main building, may be located no nearer than six (6) feet to any rear lot line and shall be subject to the same side yard requirements as the principal structure.
4. No swimming pool shall be located nearer than six (6) feet to any rear lot line and shall be subject to the same side yard requirements as the principal structure. Below ground swimming pools may be located no nearer than six (6) feet to the side lot line adjacent to the street. On corner lots that require a side yard to be the same as required for the front yard, pools shall be located no nearer than fifteen (15) feet to the side lot line adjacent to the street. Swimming pools may be located nearer than ten (10) feet from any dwelling or building existing as long as the excavation of the swimming pool does not in any way harm or endanger the existing building or dwelling.
5. Play structures, including but not limited to tree houses, play houses, play forts, swing sets, jungle gyms, etc. where any portion of the structure exceeds eight (8) feet in height above grade may only be placed behind the main structure, and shall be placed a minimum of six (6) feet from any property line.

- D. CORNER LOTS: On corner lots, the side yard on the street side shall be the same as required for the front, except on corner lots adjacent to a segment of a side street upon which no property fronts, said segment being defined as that portion of a street between one street intersection and the next, the minimum side yard shall be fifteen (15) feet. This regulation shall not be so interpreted as to reduce the buildable width of a corner lot of

STATE OF TEXAS
COUNTY OF TARRANT
CITY OF GRAPEVINE

The Board of Zoning Adjustment for the City of Grapevine, Texas, met on Monday evening, April 6, 2020, at 6:00 P.M. in the Council Chambers, 2nd Floor, 200 South Main Street, Grapevine, Texas for a Briefing Session with the following members present to wit:

Tracey Dierolf	Chairman
John Sheppard	Vice-Chairman
Ben Johnson	Secretary
George Dalton	Member
Doug Anderson	Member
Johnathan Gaspard	Alternate
John Borley	Alternate

constituting a quorum. With Board Members Ben Johnson and Johnathan Gaspard participating by telephone using the number and meeting ID that were posted on the Agenda. Also present was City Council Representative Sharron Rogers and the following City Staff:

Ron Stombaugh	Development Services Assistant Director
Albert Triplett	Planner II
Connie Cook	Development Services Assistant

CALL TO ORDER

Chairman Tracey Dierolf called the Briefing Session of the Board of Zoning Adjustment to order at approximately 6:00P.M.

NEW BUSINESS

Albert Triplett briefed the Board of Zoning Adjustment regarding the item scheduled to be heard in the regular public hearing.

ADJOURNMENT

With no further discussion, George Dalton made a motion to adjourn. Jonathan Gaspard seconded the motion which prevailed by the following vote:

Ayes:	Dierolf, Sheppard, Johnson, Dalton, Anderson, Gaspard, Borley
Nays:	None
Absent:	None

The Briefing Session was adjourned at approximately 6:04P.M.

PASSED AND APPROVED BY THE BOARD OF ZONING ADJUSTMENT OF THE
CITY OF GRAPEVINE, TEXAS, ON THE 4TH DAY OF MAY 2020.

APPROVED:

CHAIRMAN

SECRETARY

STATE OF TEXAS
COUNTY OF TARRANT
CITY OF GRAPEVINE

The Board of Zoning Adjustment for the City of Grapevine, Texas, met in regular session, Monday evening, April 6, 2020, at 6:15 P.M., in the Council Chambers, 2nd Floor, 200 South Main Street, Grapevine, Texas with the following members present:

Tracey Dierolf	Chairman
John Sheppard	Vice-Chairman
Ben Johnson	Secretary
George Dalton	Member
Doug Anderson	Member

constituting a quorum. With Board Member Ben Johnson participating by telephone using the number and meeting ID that were posted on the Agenda. Also present was City Council Representative Sharron Rogers and the following City Staff:

Ron Stombaugh	Development Services Assistant Director
Albert Triplett	Planner II
Connie Cook	Development Services Assistant

CALL TO ORDER

Chairman Tracey Dierolf called the Public Hearing Session of the Board of Zoning Adjustment to order at approximately 6:15 P.M.

CITIZEN COMMENTS

There was no one wishing to speak during citizen comments.

PUBLIC HEARING

BOARD OF ZONING ADJUSTMENT CASE BZA20-01, JAMES GRAVATT, 840 EAST TEXAS STREET

The first item for the Board of Zoning Adjustment to consider was BZA20-01 submitted by James Gravatt for property located at 840 East Texas Street, Lot 6, Block 5, D.E. Box Addition.

Section 43.E.3., “Nonconforming Uses and Structures allows the Board of Zoning Adjustment to approve the remodeling and/or enlargement of a nonconforming use. The applicant requested a special exception allowing the existing residential structure to remain as developed along with an expansion as shown on the plot plan.

Mr. Triplett explained that staff found a special condition existed for the requested special exception. Specifically, the subject site was an existing developed lot, and the existing structure was built in 1952 prior to the rezoning of the site from "R-1" Single Family Dwelling District to "R-12.5" Single Family District in the 1984 City Rezoning. The proposed expansion did not exacerbate the existing side yard setback adjacent to east and west property lines respectively of approximately four feet (4') and five feet (5').

Mr. Triplett stated that the applicant intended to expand the existing dwelling from approximately 1,365-square feet to approximately 2,608-square feet by adding 706-square feet of living space to the south elevation in the rear yard adjacent to the south property line and re-enclosing a carport into a two car garage adjacent to the west and north property lines in the front yard. On January 22, 2020 the Historic Preservation Commission approved CA19-123 allowing for improvements on the subject site for the proposed expansion and to re-enclose a carport structure.

With no questions for Mr. Triplett, James Gravatt of 840 East Texas Street, Grapevine, Texas, participating by telephone using the number and meeting ID that were posted on the Agenda, took the Oath of Truth; he gave a brief presentation to the Board and requested favorable consideration of his request and offered to answer any questions of the Board.

With no questions for Mr. Gravatt and no additional speakers, John Sheppard made a motion to close the public hearing. Doug Anderson seconded the motion which prevailed by the following vote:

Ayes: Dierolf, Sheppard, Johnson, Dalton, Anderson
Nays: None
Absent: None

John Sheppard made a motion that a special condition existed for the requested special exception. Specifically, the subject site was an existing developed lot, and the existing structure was built in 1952 prior to the rezoning of the site from "R-1" Single Family Dwelling District to "R-12.5" Single Family District in the 1984 City Rezoning. The proposed expansion did not exacerbate the existing side yard setback adjacent to east and west property lines respectively of approximately four feet (4') and five feet (5'). George Dalton seconded the motion which prevailed by the following vote:

Ayes: Dierolf, Sheppard, Johnson, Dalton, Anderson
Nays: None
Absent: None

John Sheppard then made a motion to grant the following special exception with regard to Section 43.E.3, Nonconforming Uses and Structures allowing for construction of a detached carport to be located in the front one-half of the lot. Doug Anderson seconded the motion which prevailed by the following vote:

Ayes: Dierolf, Sheppard, Johnson, Dalton, Anderson
Nays: None
Absent: None

MINUTES

Next the Board of Zoning Adjustment considered the minutes of the December 2, 2019, Briefing Session and Public Hearing.

Ben Johnson made a motion to accept the minutes of the December 2, 2019, Briefing Session. Doug Anderson seconded the motion which prevailed by the following vote:

Ayes: Dierolf, Sheppard, Johnson, Dalton, Anderson
Nays: None
Absent: None

Ben Johnson made a motion to accept the minutes of the December 2, 2019, Public Hearing. John Sheppard seconded the motion which prevailed by the following vote:

Ayes: Dierolf, Sheppard, Johnson, Dalton, Anderson
Nays: None
Absent: None

ADJOURNMENT

With no further discussion, John Sheppard made a motion to adjourn. George Dalton seconded the motion, which prevailed by the following vote:

Ayes: Dierolf, Sheppard, Johnson, Dalton, Anderson
Nays: None
Absent: None

The meeting was adjourned at approximately 6:24 P.M.

PASSED AND APPROVED BY THE BOARD OF ZONING ADJUSTMENT OF THE
CITY OF GRAPEVINE, TEXAS, ON THE 4TH DAY OF MAY 2020.

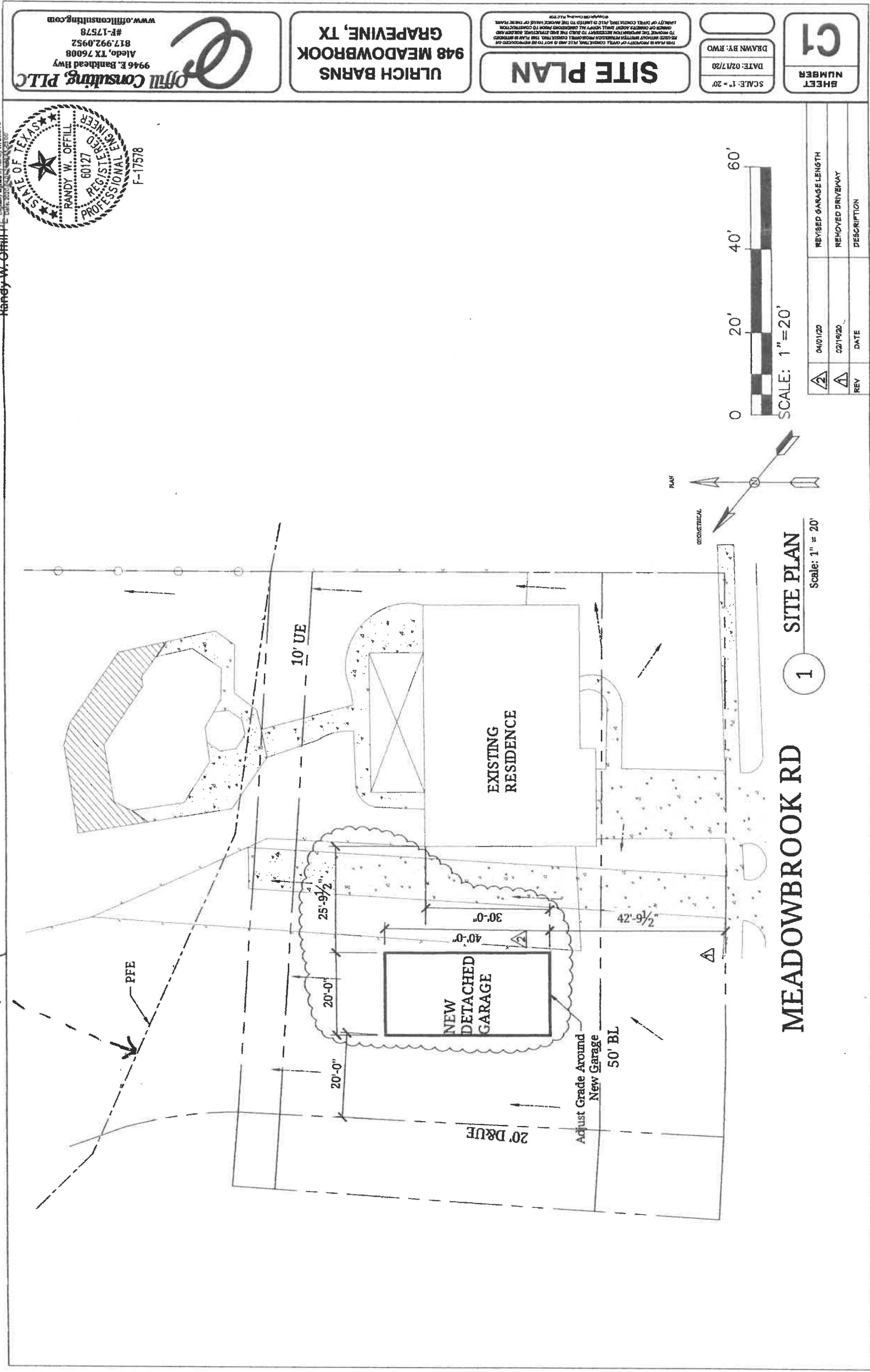
APPROVED:

CHAIRMAN

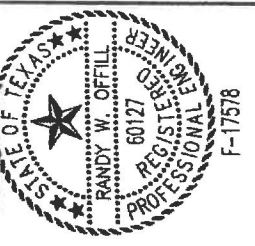
SECRETARY

A

Floodplain



Randy W. Offill PE



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#F-17578
www.offillconsulting.com

ULRICH BARNS
948 MEADOWBROOK
GRAPEVINE, TX

SITE PLAN

SCALE: 1" = 20'
DATE: 02/17/20
DRAWN BY: RWO

SHEET NUMBER
C1

1 SITE PLAN
Scale: 1" = 20'

REV	DATE	DESCRIPTION
1	04/01/20	REVISED GARAGE LENGTH
2	02/19/20	REMOVED DRIVEWAY

